

# Ashfield House, Castleton



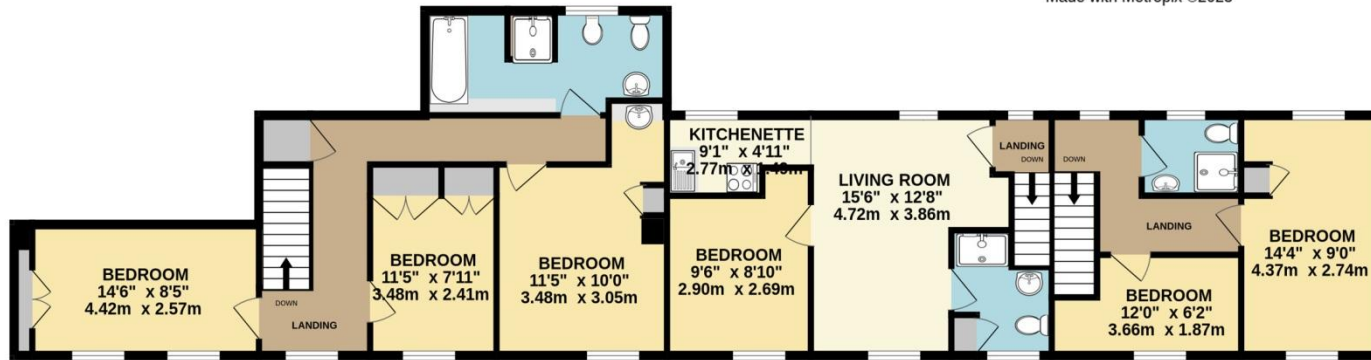
**RICHARDSON & SMITH**

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

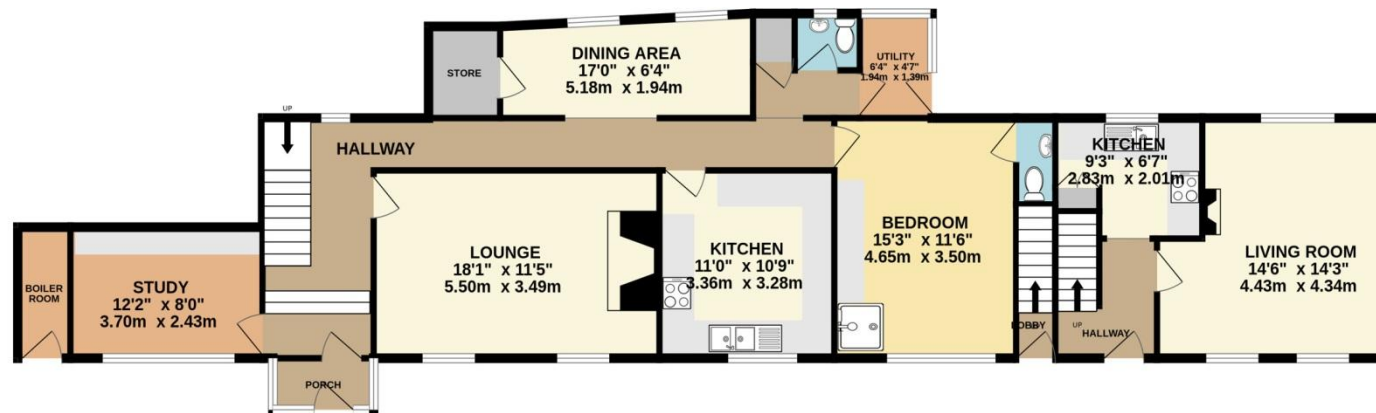


TOTAL FLOOR AREA : 3053 sq.ft. (283.7 sq.m.) approx.

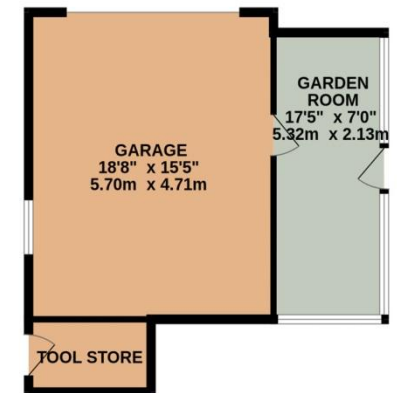
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



1ST FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



GROUND FLOOR  
1353 sq.ft. (125.7 sq.m.) approx.



GARAGE  
446 sq.ft. (41.4 sq.m.) approx.

# Ashfield House, Castleton North York Moors National Park

Guisborough 9 miles

Whitby 17 miles

Middlesbrough 19 miles

York 47 miles

(All distances are approximate)



**ATTRACTIVE 4 BEDROOM BARN CONVERSION WITH ADJOINING 1 BEDROOM FLAT AND 2 BEDROOM COTTAGE PLUS OVER 11 ACRES OF GRAZING, POSITIONED ON THE EDGE OF THIS POPULAR MOORLAND VILLAGE IN THE UPPER ESK VALLEY IN THE NORTH YORK MOORS NATIONAL PARK. THIS WONDERFUL HOUSE HAS MUCH TO OFFER AND LIES WITHIN EASY COMMUTING DISTANCE OF TEESSIDE.**

**House:** Entrance Porch, Split Level Hall, Study, Lounge, Dining Area, WC Cloakroom, Kitchen, Utility, Double Bedroom with Shower & ensuite.  
1st Floor: 3 Further Bedrooms, Bathroom.

**First Floor Flat:** Living Room with Kitchenette off, 1 Double Bedroom, Shower Room.

**Cottage:** Living Room, 2 Bedrooms, Kitchen, Shower Room.

**Outside:** Double Garage, Garden Room, Attractive Gardens and ample parking approached over cattle grid.

**Land:** Approx. 11.3 acres of permanent pasture grazing.

*In all extending to approx. 12 acres*

*For Sale as a Whole.*



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA  
Tel: (01947) 602298 Fax: (01947) 820594  
email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk



## **PARTICULARS OF SALE**

The versatile property comprises a 4 bedroom main house, adjoining 1 bedroom guest flat and a 2 bedroom cottage or Granny annex together with detached double garage and garden room, plus a block of around 11.3 acres of grassland lying on the other side of a small beck.

The property is built of stone under a tiled roof with wooden double-glazed windows. It was developed from a range of agricultural buildings in the late 1970s and has remained in private owner-occupied residential use since 1986.

## **THE HOUSE**

The main house has an entrance porch leading to a split-level hallway off which doors open to:

Lounge with stone fireplace, in which stands a gas stove, and 2 windows to the front; beamed ceiling.



Study with built-in storage cupboards.

The hallway runs around into a corridor off which there is:

A dining area with windows to the rear and a walk-in storage cupboard.

The kitchen lies opposite this and is fitted with a suite of oak cabinets with integral equipment including 2 fridges, oven, hob, dishwasher and pull out table.



Adjacent to the kitchen lies a ground floor double bedroom with built-in wardrobes, shower cubicle and en-suite WC.

Rear Lobby off which lies a meter cupboard, WC with a coloured suite and rear porch/utility which has plumbing for washing machine and rear door to drying ground.

## **First Floor**

Staircase from Hall rises to an 'L' shaped landing with airing cupboard and doors to:

Double bedroom with wash hand basin and wardrobe

2 further single bedrooms each with built-in wardrobes, and garden views.

Bathroom fitted with a 5-piece, pale coloured bathroom suite and window to rear.



## THE COTTAGE

Formerly a 'Granny Annex' has a private entrance door opening into a hallway giving access to:



Ground floor living room with windows to front and rear and beamed ceiling.

Small fitted kitchen with chestnut cabinets, stainless steel sink, concealed refrigerator, integral oven and hob with cooker hood over, boiler and understairs cupboard



### **First Floor**

The staircase rises from the hallway to first floor landing with doors to:

Shower room with coloured suite and window facing to the rear,

Single bedroom overlooking garden,

Spacious double bedroom with windows to front and rear and airing cupboard.

## THE FLAT

First Floor Flat, with separate entrance.

Lobby with staircase rising to first-floor landing from which a door opens into:



Spacious living room with kitchenette off and windows to front and rear

From the living room doors open to:

Double bedroom overlooking garden

Shower room, overlooking garden with coloured suite and airing cupboard.

## GARDENS & GROUNDS

The house, cottage and flat all lie within a large landscaped garden extending to about three quarters of an acre with huge lawns and borders planted with shrubs and trees.



A broad driveway accessed over a cattle grid serves all the properties and gives access to a detached, stone and tile double garage, attached to which is a spacious garden room with uPVC double glazed windows on low stone walls, plus a tool shed to the rear.

Adjoining the end of the principal house is a boiler room housing the LPG central heating boiler for the house and flat offering storage.





### THE LAND

On the opposite side of the small beck fringing the garden lies a block of undulating permanent pasture extending to approximately 11.3 acres, with access from the road across a narrow strip of common land.

The grazing land is farmed by a local farmer on short term grazing licences and is well fenced. There is no main water supply, but livestock have access to the beck.



### IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

### GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings are strictly by prior appointment through the selling agents. All interested parties should discuss any specific issues that may affect their interest with the agents’ office prior to travelling or making an appointment to view.

**Method of Sale:** The property is offered for sale as a single entity by private negotiation.

**Directions:** From the main Whitby to Guisborough moor road (A171). Take junction signed for Danby crossing the moor and descending into the village. At the crossroads, by the Duke of Wellington pub, turn right and follow the road up the valley towards Castleton. As you enter the village take the first left turn onto Wandaes Lane. If you follow this road along for 200 metres you will find Ashfield House on your right hand side. See also location plan.

**Services:** Mains water and electricity. The property has a private Klargestor sewerage system serving all the properties collectively and gas central heating from an LPG tank lying to the rear of the garage in the garden. Water is metered and also supplies Ashfield Farmhouse, next door.

**Planning:** The property lies in the North York Moors National Park. Tel: 01439 770657

**Council Tax:** Main House is band ‘E’, The Cottage is band ‘B’ and the Flat is Band ‘A’ - £2,956, £1,881 and £1,612 payable respectively for 2025/6. North Yorkshire Council: 01723 232323

**Post Code:** YO21 2EN

**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

Ashfield House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	64 D
21-38	F		
1-20	G		

Ashfield Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	73 C
21-38	F		
1-20	G		

Ashfield Flat



